



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Joanne Sturges, Acting Executive Office
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Acting Director of Planning

At its meeting held March 28, 2006, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit and Oak Tree Permit Case Nos. 03-297-(5), and on Negative Declaration to authorize a new support facility adjacent to the existing group home and school for children, which includes demolition of two existing garage buildings and the construction of a one-story building with basement to be used as an office, storage and maintenance workshop and parking for 43 vehicles, and removal of two oak trees and encroachment upon five oak trees, on property located at 743 W. Mountain View St., Altadena (5), applied for by Latham & Watkins, LLP on behalf of the Boys' and Girls' Aid Society of Los Angeles County (Five Acres), as further described in the attached letter dated December 19, 2005 from the Acting Director of Planning.

All persons wishing to testify were sworn in by the Deputy Executive Officer of the Board. Maria Masis, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Loren Montgomery, Bob Ketch, Regina Bette, Ken Balder, Ron Carter, Billy Nwoye and others addressed the Board. Correspondence was presented.

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Supervisor Antonovich made the following statement:

“Five Acres has been operating its main campus since 1926 and were already on Mountain View Street when most, if not all, of the existing residents purchased their homes. On the other hand, residents who live on Mountain View Street should be able to peacefully enjoy their homes in what is primarily a neighborhood of single-family residences. In the 700 block of Mountain View Street there is a church, a daycare center, the Five Acres main campus, and the school properties. The proposal is to convert one property, formerly occupied by a single-family residence, for institutional use and the residents on Mountain View Street are justifiably concerned about the intrusion of institutional uses in a neighborhood of single-family homes.

“Several points to be considered: Five Acres is not seeking approval for any additional children, staff, nor programs that would not meet the support from the community; the addition of off-street parking would provide 43 off-street parking spaces which addresses a major concern, and those staff vehicles will now be identified with parking stickers; the proposed building is designed in a craftsman style, is a 2,600 sq ft residential-style home, would look like a single-family residence, and the building is rotated at 90 degrees so that the smaller side of the building would now face Mountain View Street. Despite these changes to the project, there is still opposition and concerns about the proposal because the residents are still bitter because, at one time, Five Acres representatives ignored the community and appeared indifferent to neighborhood concerns.

“In recent times, Five Acres has been more engaged in hosting some community meetings, attending Town Council and Land Use Committee meetings, and beginning to understand the concerns and needs of their neighbors and wanting to become a good neighbor. But the early missteps have not been forgotten by some of those Altadena residents. Members of the Town Council representing Mountain View Street residents and the broader Altadena community don't want to see additional residential properties converted for institutional uses.

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“To address those concerns, Five Acres ought to be conditioned so that it can not further expand on Mountain View Street. This would protect Mountain View Street residents by assuring that Five Acres would not purchase additional homes and convert them to future institutional uses. With that condition, it would be very important that it be included in any type of compromise that would be made before this Board.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Burke, unanimously carried, the Board closed the hearing and took the following actions:

1. Approved and adopted the Negative Declaration prepared for the project; certified its completion, and determined that there is no substantial evidence that the project will have a significant impact upon the environment; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Conditional Use Permit and Oak Tree Permit Case Nos. 03-297-(5); and
3. Instructed County Counsel to prepare the final environmental documentation, findings and revised conditions, incorporating additional conditions as recommended by Supervisor Antonovich, as follows, for final approval:
 - This grant applies only to those properties located at 704, 760 and 743 West Mountain View St.,
 - This grant may not be expanded to include additional properties;
 - The applicant shall not convert any additional properties on Mountain View St. from residential uses to non-residential uses for Five Acres programs;
 - The applicant shall install additional shrubbery, trees and landscaping to minimize noise impacts and enhance the appearance of the property;

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- The proposed building shall be set back 80 ft from the single-family dwelling to the east, and 125 ft from the single-family dwelling to the rear; and
- The entire parking area should be composed of grass-crete.

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Attachments

Copies distributed:

Each Supervisor
Director of Public Works
Latham & Watkins, LLP
Loren Montgomery
Bob Ketch
Regina Bette
Debi Kroman
Dawn Hamilton
Eric Hamilton